

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0032**ZAP DATE:** Jan. 7, 2020**SUBDIVISION NAME:** Three Hills Apartments Preliminary Plan**AREA:** 58.39 ac.**LOT(S):** 6**OWNER:** South IH 35 Investors, LP (C.W. Hetherley)**AGENT/APPLICANT:** Gemsong N. Ryan, P.E. (Jones Carter, Inc.)**ADDRESS OF SUBDIVISION:** 12001 S IH 35 **COUNTY:** Travis**WATERSHED:** Onion Creek**EXISTING ZONING:** MF-4**PROPOSED LAND USE:** Multifamily, ROW and Parkland

DEPARTMENT COMMENTS: The request is for the approval of Three Hills Apartments Preliminary Plan which will develop a 58.39 ac. previously un-platted tract into 3 lots for multifamily use (48.82 ac.), 1 lot for ROW (4.89 ac.) and 2 lots for parkland (4.68 ac.) in order to create a three lot subdivision (Lots 1, 2 & 3, Block A, Three Hills Apartments Subdivision) with all associated improvements.

STAFF RECOMMENDATION: Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov